

APPROVED 11/19/03

**TOWN OF WESTFORD**

**BOARD OF APPEALS**

**MINUTES**

**DATE:** September 16, 2003

**TIME:** 8:20 A.M.

**PLACE:** Conference Room, Millennium Building, 23 Depot Street

**PRESENT:** Sam Frank, Roger Hall, Jim Kazeniac, Bob Herrmann

**ABSENT:** Ron Johnson, Jay Enis, Dave Earl

**OTHERS**

**PRESENT:** Jennifer Burke-Permitting Office Manager;  
Ellen Callahan Doucette-Town Counsel;  
Attorney Mark Bobrowski

**ROSEGATE AT WESTFORD, 99 MAIN STREET**  
***Board to Review Third Draft Decision and Deliberate***

The Board reviewed the third draft decision dated September 12, 2003.

Bobrowski recommended adding language to the FINDINGS: ***The Board finds that the project is economic with ten units. During the course of the permit proceedings the Board offered to allow the applicant to price the affordable units at 80% of area median family income and to increase the number of three bedroom units without increasing the number of affordable three bedroom units to allow the applicant to realize additional profit.***

Frank recommended revising FINDING #7 as follows: The Property is situated primarily within the Business Zoning District...***There is a vernal pool directly across the street, wetlands in the back, and XXX (to be determined) acres of uplands...***

Frank recommended revising FINDING #9 as follows: The proposal by the Applicant calls for the development of **eight (8)** townhouse style units and **four (4) one-story units** in a single building on the Property.

Bobrowski recommended revising Condition #2 as follows: ***The Development shall be limited to 10 dwelling units. The dwelling units shall have the following mix of bedrooms:***

***2 bedrooms: 6***

***3 bedrooms: 4***

The Board recommended revising Condition #4 as follows: ...Preference for the sale of seventy percent (70%) of the Affordable Units shall be given to persons or families who are either (a) Westford residents; and/or ***(b) the parents or children of current Westford residents; and/or (c) graduates of Westford Academy; or Nashoba Valley Technical High School...***

The Board recommended revising Condition #10 as follows: The Applicant shall establish a Units Owners Association and each owner shall be a member thereof. The Town Counsel shall approve such documentation ***for consistency*** with this decision.

The Board discussed the requested waivers. The Board to provide an update at the meeting of September 17, 2003.

#### **ADJOURNMENT**

The meeting adjourned at 9:30 a.m.

Submitted by Beth Kinney, Recording Secretary